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PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

Date: Thursday, 20 April 2023

Time: 2.00 pm

Venue: The Council Chamber, Moorlands House, Stockwell Street, Leek

Please find below the Late Representations Report which was unavailable when the agenda was published.

PART 1

6. Late Representations Report (circulated prior to the meeting i.e. any representations received since this agenda was published). **(Pages 3 - 4)**

MARK TRILLO
EXECUTIVE DIRECTOR & MONITORING OFFICER

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PLANNING APPLICATIONS COMMITTEE

Late Representations – 20th April 2023

FILE REF.	SITE AND DETAILS	PAGE NO.
<p>SMD/2022/0249</p> <p>Land at Cheadle Road Upper Tean</p>	<p>The following 2 matters are noted for Member’s information:</p> <ul style="list-style-type: none"> • That the reference to condition 14 contained within draft condition 19 is incorrect. It should make a reference to condition 17. • That the Council’s solicitor and the applicant’s solicitor have both now been briefed and have made contact with one another to begin progress on the section 106 (planning obligation) based on the agreed Heads of Terms subject to the outcome of this committee meeting. <p><u>Checkley Parish Council</u></p> <p><i>The Parish Council is disappointed that the priorities document requested at the last planning Committee does not appear as a consultation document on the planning portal.</i></p> <p><i>The Parish Council is further disappointed by paragraph 4.2 of the Officer's report. This is misleading in terms of our position. The clear meaning of our priorities document is that affordable housing is without doubt a priority for the strategic planning authority on behalf of the whole of the Staffordshire Moorlands community. Deferring to the strategic planning authority on this issue therefore is wholly appropriate.</i></p> <p><i>The way the paragraph is written suggests affordable housing is not important to our Parish Council, the opposite of the position, the importance of affordable housing is reflected in our Neighbourhood Development Plan. The paragraph should be amended.</i></p> <p><i>In addition it does not fully reflect all of our priorities.</i></p> <p><u>Officer Comment</u></p> <p>The clarification of the Parish Council position is noted. Officers agree that affordable housing is a strategic priority for both the District and Parish Council as reflected in both the adopted Local Plan and emerging Neighbourhood Plan. The scheme provides a modest financial contribution to affordable housing and although it is acknowledged that this is below the policy requirement, the viability assessment has demonstrated that it is not viable to provide all of the required contributions.</p> <p>Officers consider that the Section 106 package which has been put forward in the report achieves a reasonable balance, between contributing towards as many of the Parish Council</p>	

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	priorities as possible within the viability constraints of the scheme.	
SMD/2022/0635 Land At Springs Cottage Farm, Thorneyedge Road, Bagnall	No updates	
SMD/2023/0045 Basnetts Wood Road, Endon	No updates	
SMD/2022/0475 Cornhill, Leek	No updates	
SMD/2022/0460 Woodhead Hall Cheadle	No updates	
SMD/2023/0061 South View 68 The Green, Cheadle	<p>LPA clarification re finished floor level (ffl):</p> <p>In the approved scheme ffl is given as 157.35m</p> <ul style="list-style-type: none"> - In the proposed amendment ffl would be 157.65m <p>In other words the levels would be raised by 300mm from those in the approved scheme.</p> <p>For comparative reference, submitted plans have previously stated an outside wall ground base level of 156.79m for no. 68 The Green and 157.80m for no.66 The Green. From this it can be accepted that the scheme with its proposed amended levels would remain within a range compatible with its existing neighbours.</p>	